

DRAFT MEETING MINUTES CITY OF MILPITAS

Meeting Minutes: Regular Meeting of the Redevelopment Agency
(Including Joint Meeting with the City Council)

Date: Tuesday, May 1, 2007

Time: 7:00 PM

Location: Milpitas City Hall Council Chambers, 455 E. Calaveras Blvd.

JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING

- RA1. CALL TO ORDER** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 10:16 PM.
- RA2. ROLL CALL** **PRESENT:** Mayor/Chair Esteves, Vice Mayor/Vice Chair and Agency/Councilmembers Giordano, Gomez and Polanski
- ABSENT:** None
- RA 3. MEETING MINUTES** Motion: approve the Redevelopment Agency minutes of April 17, 2007, including joint meeting with the City Council, as submitted
- Motion/Second: Agency/Councilmember Giordano / Agency/Councilmember Polanski
- Motion carried unanimously: AYES: 5
NOES: 0
- RA 4. Approve Agenda and Consent Calendar** Motion: approve the agenda and Agency consent calendar (item with asterisk*)
- Motion/Second: Agency/Councilmember Polanski / Agency/Councilmember Gomez
- Motion carried by a vote of: AYES: 5
NOES: 0
- RA 5. Report on Library, East Parking Garage** CIP Manager Mark Rogge provided an update on the new Library construction.
- The successful groundbreaking ceremony was held on the previous sunny Saturday, April 28, with excellent attendance from officials and the community. The next project milestone would be laying the foundations, and after that, structural steel placement. Mr. Rogge reviewed expenditures to date and the construction budget, stating the City/Agency was on track for the project's budget. Some change orders to date were issued, \$87,000. Lastly, theft detection gates were to be installed right up front.
- The new parking garage contract was moving along. Structural supports were not adequately shown on drawings, and needed to be built along with rolling grilles.
- Mayor Esteves asked if there were any schedule problems on the parking garage. Staff replied that on the screen material, the provider could deliver it sooner. So, this part of the garage would be completed in August, as on schedule.
- Motion: receive staff report on status of new Library and Parking Garage in the Milpitas midtown

Motion/Second: Agency/Councilmember Polanski / Agency/Councilmember Giordano

Motion carried by a vote of: AYES: 5
NOES: 0

**RA 6. Financial Status Report
for 9 Months as of March 31,
2007**

Finance Director Emma Karlen provided the financial status of the Agency and the City.

General Fund revenues continued to show improvement overall (with two exceptions noted). There was an increased economic recovery all around (including higher restaurant, retail, and business to business sales). Developers reimbursement of staff time for engineering and planning had increased more than was budgeted (regarding charges for services). Also, there were some miscellaneous budget categories with increased revenue.

General Fund expenditures were less than budgeted so far, at 70% of the budget (vs. 75% of the fiscal year concluded at this time). Therefore, the City could realize some savings at the fiscal year end. She reviewed how the budget would be balanced at year's end.

Vice Mayor Livengood referred to some noted RDA transfer of funds and asked Ms. Karlen to explain it again. A 15% reserve was required to be maintained in the City's budget. Emma described investment rates of PERS, described liability of employee retiree medical costs. Mr. Livengood asked about the PERS stabilization funding, started about four years ago.

Mayor Esteves inquired about other unfunded liabilities the City might have. Ms. Karlen responded, stating that those would be presented to the Finance Subcommittee the following day, and would come back to Council after that.

Councilmember Giordano noted that 72% of budgeted salaries and benefits was the current level of expenditure so would that be above or below projections at year's end? Ms. Karlen replied it may be below, however two employee groups still needed to settle their Memorandums of Understanding with the City.

The Finance Director also reviewed the Redevelopment Agency Project Fund status. The main item was the settlement of the City Hall lawsuit earlier this year.

Motion: receive financial report from the City's Finance Director

Motion/Second: Vice Chair/Vice Mayor Livengood / Agency/Councilmember Gomez

Motion carried by a vote of: AYES: 5
NOES: 0

*** RA 7. Investment Portfolio
Status Report for the Quarter
Ended March 31, 2007**

Received the investment report for the quarter ended March 31, 2007 which revealed: principal cost and market value of the City's investment portfolio were \$243,810,886 and \$243,318,406 respectively. Effective rate of return for the period was 3.90%. Comparative benchmarks for the same period were 4.96% for Local Agency Investment Fund and 4.81% for the 12-month average yield of the 2-year Treasury Note.

RA 8. ADJOURNMENT

Mayor/Chair Esteves adjourned the Redevelopment Agency meeting at 10:46 PM.

Minutes respectfully submitted by:

Mary Lavelle, Agency Secretary/City Clerk